



## The Old Dairy, Rhos Isaf

, Beaumaris, LL58 8TN

£315,000



A delightful detached Barn conversion, situated in a quiet rural area with far reaching views over open countryside towards the mountains. Situated on the periphery of the small village of Llanddona and about 2 miles to the historic coastal town of Beaumaris; The Old Dairy has been converted very much in keeping with the character of a stone building such as having vaulted ceilings with exposed roof timbers and a stone fireplace with woodburning stove. A particular feature of the cottage are the delightful south westerly aspect gardens to the rear very much in a cottage style being both peaceful and private with very fine rural views. The cottage has 3/4 bedrooms, part double glazing and part electric heating together with private parking for 3 cars, and is considered well worth internal inspection. Available with no onward chain.



## Porch

Having a timber entrance door and further timber door into the living room. Tiled floor, ample coat/shoe storage area.

## Living/Dining/Kitchen

Being open plan and with a mostly vaulted ceiling with exposed roof beams, as well as stained timber floor throughout.

## Living/Dining Area 17'11" x 16'7" (5.48 x 5.08)

Having a feature stone fireplace and flue and housing an inset wood burning stove on a slate hearth. Two staircases either end leading up to two bedrooms, two storage heaters, telephone and internet connection and wall mounted TV connection. Wide opening to:-

## Kitchen 10'6" x 9'10" (3.21 x 3.01)

With a range of base and wall units in a white laminate finish with matching worktop surfaces and to include a ceramic hob with electric oven under. Recess for a washing machine and connection for a dishwasher. Stainless steel sink unit under a wide rear aspect window giving delightful views towards the Rival mountains. Understairs cupboard.

## Conservatory 10'9" x 9'0" (3.30 x 2.75)

Having a glazed surround to three sides on a brick base and enjoying a peaceful and private aspect over the rear garden. Tiled floor, outside door to the garden.

## Bedroom 1 10'0" x 8'9" (3.06 x 2.69)

Having exposed ceiling beams, wall shelving to the alcove, wall mounted electric heater.

## Bedroom 2 8'9" x 7'8" (2.67 x 2.34)

Again with exposed ceiling beams and timber floor. Front aspect window with storage heater under.

Note: As bedroom 1 & 2 adjoin, it may be possible to amalgamate to give a larger bedroom if required.

## Bathroom 7'0" x 6'7" (2.14 x 2.03)

With a suite in white comprising of a timber panelled bath with a mixer shower tap as well as a further electric shower control over with tiled surround. Wash basin with mirror and light over, WC, wall mounted electric fan heater and further electric towel radiator. Exposed ceiling beams and quarry tiled floor.

## Crog Loft Bedroom 3 10'2" x 9'10" (3.12 x 3.02)

With Velux roof light giving very fine rural views towards the mountains. Exposed roof timbers and timber floor, eaves storage.

## Gallery Study/Bedroom 4 15'9" x 9'5" (4.82 x 2.89)

Again with Velux roof light giving very fine views, eaves storage area, exposed roof beams and timber floor.

## Outside

Access via a shared lane leads to an open parking area for 3 cars (lengthwise) with room to widen if required. A tree lined path leads to the front of the Cottage and a nearby STORE SHED 2.9m X 1.8m.

Access to the side leads to a spacious and peaceful rear garden enjoying much privacy, and adjoining open farmland with far reaching rural views. This garden is very much in a Cottage style with a wealth of shrubs, bushes flowers and trees as well as a small vegetable plot. It includes a slightly raised outside seating area being a perfect spot to sit outside to enjoy the south westerly outlook.

## Services

Mains water, electricity and private drainage.

Part electric heating.

## Tenure

The property is understood to be Freehold and this will be confirmed by the Vendor's conveyancer.

## Council Tax

Band E

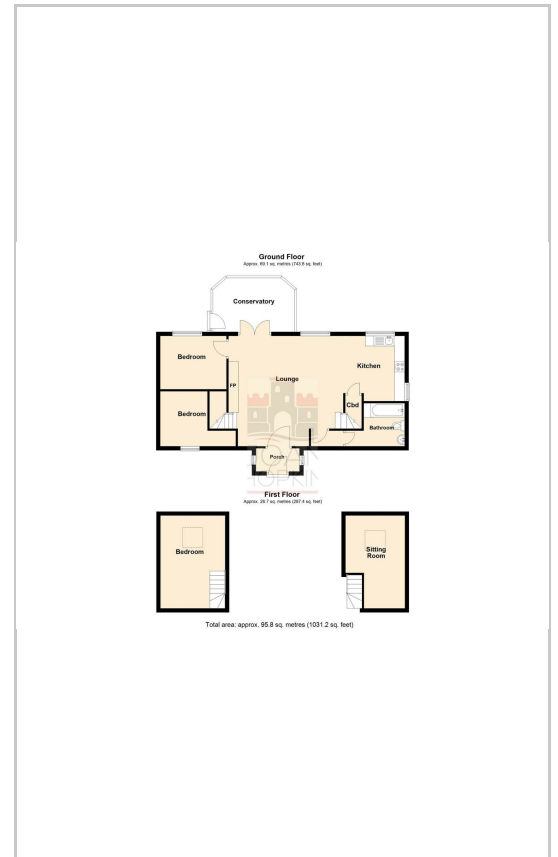
## Energy Efficiency

Band E.

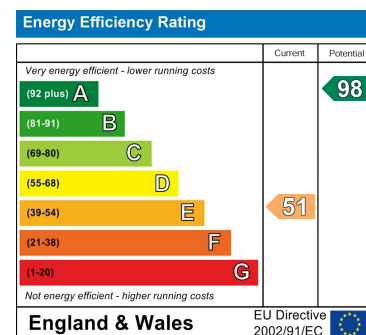
## Area Map



## Floor Plans



## Energy Efficiency Graph



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